

## WARRANTY DEED

46-0-35B

41-100

KNOW ALL MEN BY THESE PRESENTS,

## 29571

THAT WALTER B. FRAME, JR. of Waterville, Maine and RICHARD D. FRAME of Mineola, New York, in consideration of one dollar and other valuable consideration paid by R-W Corp., a New York corporation whose mailing address is 202 Latham Road, Mineola, NY 11501, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said R-W Corp., its successors and assigns forever, a certain lot or parcel of land, with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly described as follows:

NO TRANSFER  
TAX PAID

COMMENCING in the northerly line of Kennedy Memorial Drive at an iron pin in the southwesterly corner of property formerly of George Stern, et al.; thence N 55 degrees E, 720 feet in the northwesterly line of said Stern to an iron pin in an angle in the line of said Stern; thence continuing in the same direction 280 feet to an iron pin; thence turning an interior angle of 66 degrees 30' to the left and running N 58 degrees 30' W 400 feet to an iron pin; thence turning an interior angle of 113 degrees 30' to the left and running S 55 degrees W, 1,001 feet to an iron pin in the northerly line of Kennedy Memorial Drive; thence southeasterly in said northerly line of Kennedy Memorial Drive 400 feet, more or less, to the point of beginning.

Also another certain lot or parcel of land situated in said Waterville, with any buildings thereon, bounded and described as follows:

BEGINNING at an iron pin in the northerly line of Kennedy Memorial Drive, which pin marks the boundary line between land now or formerly of Elsmore M. Penney and land now or formerly of Furbush Chevrolet, Inc.; thence in a line perpendicular to the side line of said Highway in a northerly direction a distance of 300 feet, more or less, to the southerly line of land conveyed by Elsmore M. Penney, to Bruce and Adele Trembly; thence at an angle of 90 degrees, more or less, in an easterly direction and along the southerly bound of said Trembly's land to the westerly bound of Furbush Chevrolet, Inc.; thence at an interior angle of 68 degrees 15' in a course S 53 degrees W and along the westerly line of the said Furbush Chevrolet, Inc. a distance of 325.8 feet to the iron pin at the point of beginning.

The above two lots or parcels of land are the same premises conveyed to Walter B. Frame, Sr., Walter B. Frame, Jr. and Richard D. Frame by Warranty Deed from Frame Realty Corporation dated May 21, 1979 and recorded November 16, 1979 in the Kennebec Registry of Deeds in Book 2256, Page 74. Walter B. Frame, Sr. died a resident of Nassau County, New York on August 8, 1981 and devised his interest in said real estate herein to Walter B. Frame, Jr. and Richard D. Frame.

Excepting and reserving the right of way retained by Elsmore M. Penney in deed to Furbush Chevrolet, Inc. dated July

28, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1148, Page 226, to the extent it shall exist, but not hereby creating any rights.

Excepting and reserving the following utility easements:

Central Maine Power Co., in deed dated April 21, 1944, recorded in Kennebec Registry, Book 801, Page 481.

Central Maine Power Co., in deed dated December 13, 1968, recorded in said Registry, Book 1487, Page 821.

Waterville Sewerage District, in deed dated May 1, 1972, recorded in said Registry, Book 1585, Page 833.

Central Maine Power Co., in deed dated December 29, 1973, recorded in said Registry, Book 1707, Page 61.


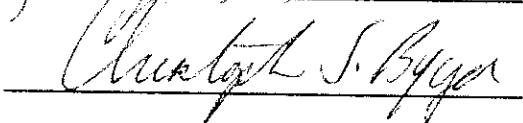
This conveyance is made subject to mortgage to Furbush Chevrolet, Inc., dated March 14, 1979 which the Grantee, by its acceptance of this deed, hereby assumes and agrees to pay.


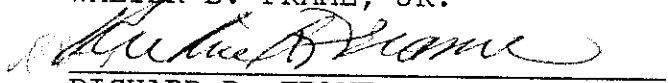
To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said R-W Corp., its successors and assigns, to its and their use and behoof forever.

And we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said WALTER B. FRAME, JR. and RICHARD D. FRAME, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands this 7<sup>th</sup> day of December in the year one thousand nine hundred and eighty-six.

IN THE PRESENCE OF:

  
WALTER B. FRAME, JR.  
  
RICHARD D. FRAME

State of Maine  
County of Kennebec

December 17, 1986

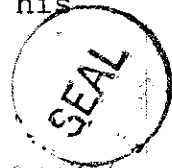
Personally appeared the above named Walter B. Frame, Jr.  
and acknowledged the signing of the above instrument to be his  
free act and deed.

Before me,

Lillian E. Stresseer  
Notary Public

(type or print name)

LILLIAN E. STRESSEER  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JULY 31, 1993



State of New York  
County of Nassau

DECEMBER 18, 1986

Personally appeared the above named Richard D. Frame and  
acknowledged the signing of the above instrument to be his free  
act and deed.

Before me,

Christopher S. Byczek  
Notary Public

(type or print name)

HL

CHRISTOPHER S. BYCZEK  
Notary Public, State of New York  
No. 30-4663651  
Qualified in Nassau County  
Commission Expires March 30, 1987

RECEIVED KENNEBEC SS.  
1986 DEC 23 PM 2:31  
RECORDED FROM ORIGINAL